



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

PARROT CIRCLE STORAGE FACILITY REVISED FINAL SITE PLAN

Applicant:	Land America 225, LLC (David Cloran)
Property Owner:	Land America 225, LLC
Agent for Applicant:	HJA Design Studio, LLC (Erika Beitler)
County Project Coordinator:	Brian Elam, PMP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	C145-017
Record Number:	DEV2022110004
Report Number:	2024_0109_C145-017_DRT_STAFF_FINAL
Application Received:	11/23/2022
Transmitted:	11/29/2022
Date of Report:	01/26/2023
Application Received:	06/01/2023
Transmitted:	06/02/2023
Date of Report:	01/09/2024

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B. Project description and analysis

This is a request by HJA Design Studio, LLC., (C145-017) on behalf of Land America 225, LLC., for approval of a Revised Final Site Plan. The proposed development will construct a 59,857 square foot two-story self-storage facility on an approximately 4.5-acre portion of an 11.1-acre undeveloped parcel. The subject site is located at 450 SE Parrot Circle in Stuart approximately 1/3 of a mile south of SE Pomeroy Street on the east side of South Kanner Highway. The access to the site is from South Kanner Highway shared with Charlies Bar and Grill. Included with this application is a request for a Certificate of Public Facilities Reservation MARTIN COUNTY, FLA., LDR §5.32.D. (2021).

The current zoning on the property is CC, Community Commercial District, and RS-3, Low Density Residential District. The Future Land Use is Commercial General and Low Density. A mandatory rezoning was approved by the Board December 6th, 2022 MARTIN COUNTY, FLA. RES. NO. 22-12.2 (2022), rezoning the portion of land with the Low-Density FLU from A-1A, Agricultural District to RS-3, Low Density Residential District.

C. Staff recommendation

The specific findings and conclusion of each review agency related to this request are identified in Section F through T of this report. The current review status for each agency is as follows:

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan Review	Brian Elam	772-288-5501	Non-Comply
F	ARDP Review	Samantha Lovelady	772-288-5664	N/A
G	Site Design Review	Brian Elam	772-288-5501	Non-Comply
H	Commercial Design Review	Brian Elam	772-288-5501	Non-Comply
H	Community Redevelopment Review	Brian Elam	772-288-5501	N/A
I	Property Management Review	Ellen MacArthur	772-221-1334	N/A
J	Environmental Review	Shawn McCarthy	772-288-5508	Non-Comply
J	Landscaping Review	Karen Sjöholm	772-288-5909	Non-Comply
K	Transportation Review	Lukas Lambert	772-221-2300	Comply
L	County Surveyor Review	Tom Walker	772-288-5928	N/A
M	Engineering Review	Stephanie Piche	772-223-4858	Non-Comply
N	Addressing Review	Emily Kohler	772-288-5692	Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5692	Comply
O	Water and Wastewater Review	James Christ	772-320-3034	Comply
O	Wellfields Review	James Christ	772-320-3034	Comply
P	Fire Prevention Review	Doug Killane	772-419-5396	Comply
P	Emergency Management Review	Sally Waite	772-219-4942	N/A
Q	ADA Review	Stephanie Piche	772-223-4858	Non-Comply
R	Health Department Review	Nicholas Clifton	772-221-4090	N/A
R	School Board Review	Juan Lameda	772-219-1200	N/A
S	County Attorney Review	Elysse A. Elder	772-288-5925	Ongoing
T	Adequate Public Facilities Review	Brian Elam	772-288-5501	Pending

D. Review Board action

This application meets the threshold requirements for processing as a major development MARTIN COUNTY, FLA., LDR, §10.2.C.1. (2021). Review of this application is required by the Local Planning Agency (LPA) and final action by the Board of County Commissioners (BCC). Both the LPA and the BCC meetings must be public hearings MARTIN COUNTY, FLA., LDR, §10.5.F.9. (2021).

Pursuant to Sections 10.1.E. and 10.2.B.2., Land Development Regulations, Martin County, Fla. (2021), it shall at all times be the applicant's responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

The applicant is required to re-submit materials in response to the non-compliance findings within this report. Upon receipt, the re-submitted materials will be transmitted for review to the appropriate review agencies and individuals that participate in the County's review process. A revised staff report will be created once the next review cycle has been completed.

E. Location and site information

Parcel number:	553841000060000306
Address:	450 SE Parrot Circle, Stuart
Existing zoning:	CC, Community Commercial and RS-3, Low Density Residential District
Future land use:	Commercial General and Low Density
Nearest major road:	South Kanner Highway
Gross area of site:	11.1 acres
Non-residential gross floor area:	59,857 square feet

Table 1: Abutting Properties Details

Direction	Development	Future Land Use	Zoning
North	Undeveloped	Low Density	Residential PUD
South	Martins Crossing	Low Density	Residential PUD
East	Undeveloped	Low Density	RM-3, Low Density Residential District
West	ROW & Restaurant	Commercial General	CC, Community Commercial District

Figure 1: Location Map

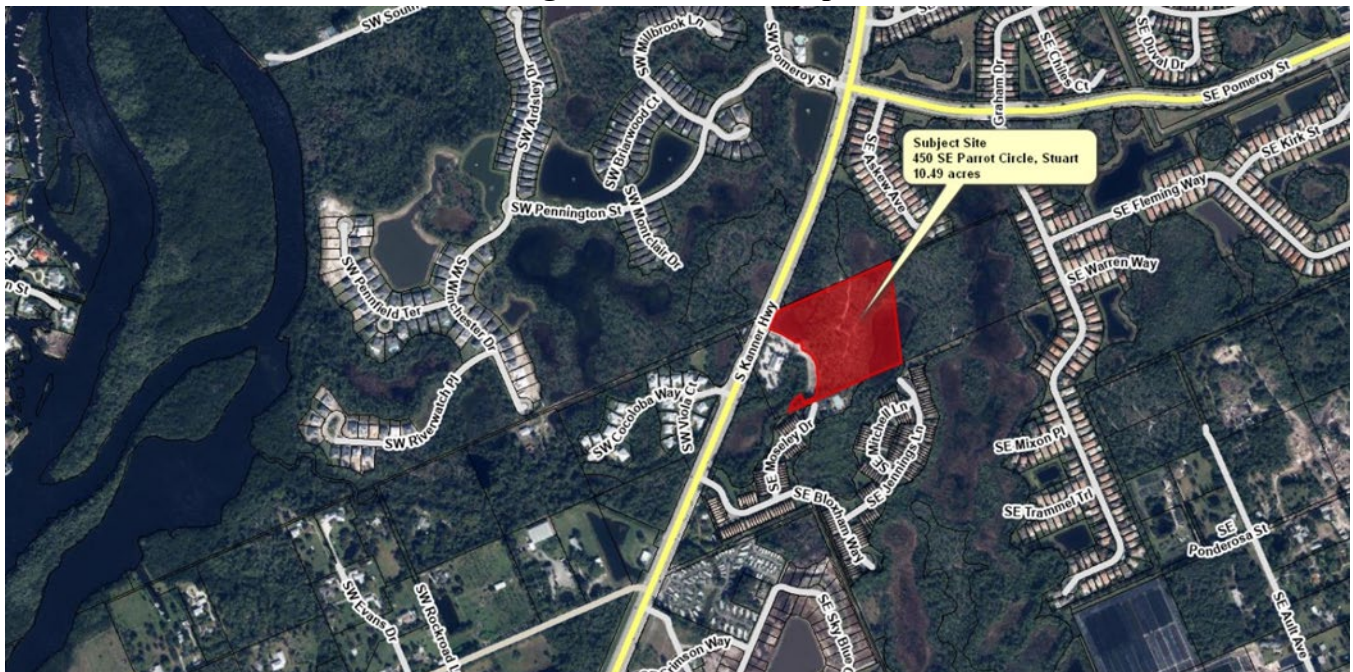


Figure 2: Subject Site Aerial



Figure 3: Zoning Atlas Excerpt

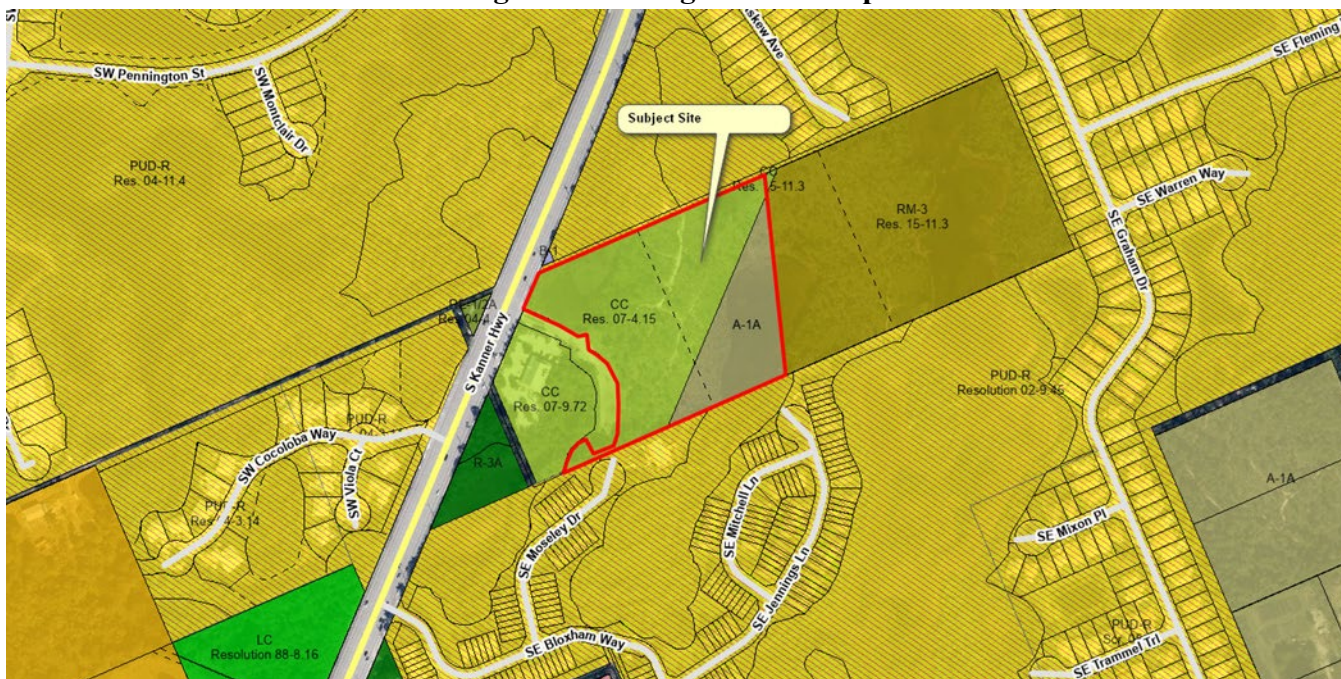
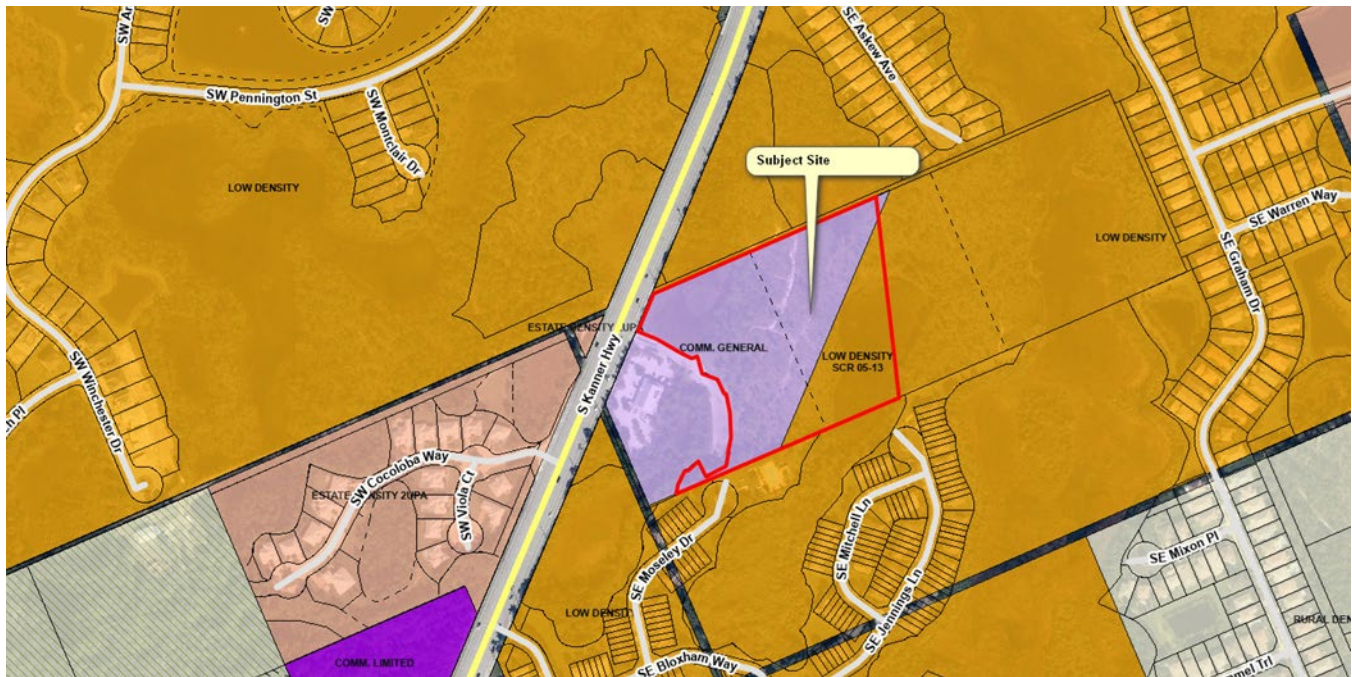


Figure 4: Future Land Use Map



F. Determination of compliance with Comprehensive Growth Management Plan requirements – Growth Management Department

Unresolved Issues:

Generic Comp Plan Compliance:

This application cannot be deemed to be in compliance with the Martin County Comprehensive Growth Management Plan (CGMP) until the issues identified in this report have been satisfactorily resolved.

Martin County, Fla., CGMP, § 1.3

G. Determination of compliance with land use, site design standards, zoning and procedural requirements – Growth Management Department

Unresolved Issues:

Item #1.

Site Plan Data

1. Add a table with a breakdown of Open Space under site data.
2. Remove the Project Data table and provide one site data table for the entire site. List all minimum and maximum requirements and demonstrate compliance with the requirements in a “Provided” column next to the requirement.
3. Update the Structure Setbacks table data for the Provided column. Front 23’, required to be 25’. South Side 57’. North Side 198’. Rear 271’.
4. The provided parking is not within the allowable threshold. A parking study and a request for a parking rate adjustment is required.
5. Relabel the Open Space row of the Pervious Area table to Green Space or something else.

Item #2.

Site Plan Graphics

1. Provide details for the fence, bike rack and dumpster on the site plan.
2. Add Project Team information to include Applicant, Land Planner, Landscape Architect, Civil Engineer, Surveyor.
3. Place a symbol for any lighting on poles on the site plan in the proposed locations, add a detail to the site plan, and place the symbol in the Legend for the site plan.
4. The line labeled “Zoning Line” is the line for the Wetland Buffer. Show the zoning line, which is a straight line and move the zoning line callout. Choose a line type that is distinguishable from other lines used. Reference the approved Revised Final Site Plan to see the zoning line.

Item #3.

Title Block

1. Name all sheets of the Site Plan, “Revised Final Site Plan”.
2. Add revision dates to all plans submitted that have changes from the previously submitted plans.

Information #1:

Notice Of A Public Hearing:

The notice of a public hearing regarding development applications shall be mailed at least 14 calendar days (seven calendar days if the application is being expedited pursuant to section 10.5.E.) prior to the public hearing by the applicant to all owners of real property located within a distance of 500 feet of the boundaries of the affected property. For development parcels which lie outside of or border the primary urban service district, the notification distance shall be increased to 1000 feet. In addition, notice shall be mailed to all homeowner associations, property owners associations, condominium associations and the owners of each condominium unit within the notice area MARTIN COUNTY, FLA., LDR §10.6.E.1. (2019).

Information #2:

Land Clearing

No land clearing is authorized prior to the pre-construction meeting for the project. Authorization for clearing to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained. Authorization for the relocation of gopher tortoises within the development, as provided for by applicable state agency permits may be granted by the Growth Management Department MARTIN COUNTY, FLA., LDR SECTION 10.14.C. (2019).

H. Determination of compliance with urban design and community redevelopment requirements – Community Redevelopment Department

Commercial Design

Informational:

1. The approved architectural drawings demonstrating compliance with division 20 commercial design standards are required to be uploaded when applying for a building permit.
2. The Primary façade for this development is the Western façade.
3. Alternative Compliance may be granted by the decision maker for a particular development application, as determined by Article 10, Development Review Procedures, approving a design plan that varies from the standards set forth in division 20 MARTIN COUNTY, FLA., LDR §4.874.A. (2013).

Unresolved Issues:

Item #1.

Control of Building Mass

On the ground floor of any primary façade, no continuous wall plan shall exceed 100 linear feet, nor shall any single wall plane constitute more than 60 percent of a building's total length. A wall plane shall be off set a minimum of three feet from the adjacent wall plane and be a minimum of eight feet in length to be considered a separate wall plane. However,... MARTIN COUNTY, FLA., LDR §4.872.B. (2002).

Remedy/Suggestion/Clarification:

1. Provide dimensions on the floor plan or elevations to demonstrate compliance for these requirements.
2. not to exceed 100 linear feet,
3. not constitute more than 60 percent of the building's total length and
4. be off set a minimum of three feet from adjacent wall plane and a minimum of eight feet in length.

Item #2.

Minimum Design Elements

All primary facades on the ground floor shall have at least four of the following design features along a minimum of 50 percent of their horizontal length MARTIN COUNTY, FLA., LDR §4.872.C.2. (2002).

Remedy/Suggestion/Clarification:

Provide an explanation on the elevation drawings for how this requirement is being met.

Item #3.

Limitations on Blank Wall Areas

Blank wall areas shall not exceed ten feet in vertical direction and 20 feet in horizontal direction on any primary façade. Control and expansion MARTIN COUNTY, FLA., LDR §4.872.C.3. (2002).

Remedy/Suggestion/Clarification:

Provide dimensions on the elevation drawings that allow this to be verified.

Item #4.

Customer Entrances

Commercial buildings of more than 10,000 square feet in gross floor area shall provide an outdoor patio area adjacent to the customer entryway of a minimum of 200 square feet in area. The patio area may be incorporated into a pedestrian arcade that is otherwise in compliance with the requirement of division 20 commercial design MARTIN COUNTY, FLA., LDR §4.872.G.2. (2013).

Remedy/Suggestion/Clarification:

Demonstrate compliance with this requirement.

Item #5.

Site Design Standards

Commercial developments between 50,000 and 100,000 square feet require bicycle and pedestrian amenities MARTIN COUNTY, FLA., LDR §4.873. (2013).

2 Bike racks

2 Benches

Item #6.

Screening of Mechanical Equipment

The required screening of roof-mounted mechanical equipment, including air conditioning units and duct work shall be as follows: when located on a flat roof, roof shall provide full parapet coverage a minimum of four feet in height, or to the highest point of the mechanical equipment, whichever is lower MARTIN COUNTY, FLA., LDR §4.872.D. (2013).

Remedy/Suggestion/Clarification:

Show the location of the air conditioning units.

Item #7.

Alternative Compliance

If any alternative compliance is requested make note on architectural elevations or the final site plan as appropriate for the specific item requested and provide a basic justification statement with the resubmittal.

Community Redevelopment Area

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

I. Determination of compliance with the property management requirements – Engineering Department

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

J. Determination of compliance with environmental and landscaping requirements – Growth Management Department

Environmental

Unresolved Issues:

Item #1.

Final Site Plan

As previously requested, please provide for the following Notes on the Final Site Plan:

- a. New construction (including fill proposed adjacent to wetland buffer zones and upland preserve areas) shall be set back a minimum of ten feet for primary structures.
- b. Setbacks for accessory structures, such as, but not limited to, pool decks, screen enclosures and driveways, shall be five feet.
- c. Preserve signs will be at least 11 x 14 inches in size and will be posted in conspicuous locations along the Preserve Area boundary, at a frequency of no less than one (1) sign per 500 feet.
- d. Graded areas adjacent to preserve areas shall not exceed a slope of one foot vertical to four feet horizontal. All slopes shall be properly stabilized upon completion of construction to the satisfaction of the County Engineer.
- e. All prohibited exotic plant species shall be removed from the site prior to issuance of a Certificate of Occupancy. Perpetual maintenance is required to prohibit the reestablishment of invasive exotic species within preservation areas and planted landscape and stormwater management areas as provided on the plans approved with the development order.
- f. All Preserve Areas shall be maintained in accordance with the approved Preserve Area Management Plan (PAMP).

Item #2.

Erosion Control Plan

Please revise the plan to show the silt fence installed five feet landward of the preserve boundary and the orange preserve barricade to be installed on the preserve boundary. The plan currently shows silt fencing on the preserve boundary and orange preserve barricade five feet landward of the boundary.

Informational Comment:

The environmental assessment has identified the presence of gopher tortoises within the development footprint. As part of the county post review process, an updated 100% gopher tortoise survey and a Florida Fish and Wildlife Conservation Commission (FWC) relocation permit is required and shall be submitted to the Martin County Growth Management Department, Environmental Division for review. In addition, an updated federally listed plant survey shall be submitted with the gopher tortoises' documents. If these plants are found in areas to be developed, individual plant specimens shall be relocated to the onsite preserve areas. The county will not authorize land clearing until FWC has confirmed the tortoises have been relocated from the property and listed plant species have been moved to the preserve areas.

Landscaping

Unresolved Issues:

Item #1.

Landscape Plan Data

There appears to be a typographical error on the plan: 3 slash pine symbols shown on the plan on the eastern side of the storm water area are called out as sabal palms.

Item #2.

Landscape Tabular Data

It has been my experience that red maples planted in sandy soils such as exist in this scrub habitat often suffer or perish during periods of drought or inadequate irrigation. Although red maples are native, they prefer moist soil. Please consider replacing the red maple trees with other native, non-deciduous shade trees (Gumbo Limbo, Pigeon Plum, Paradise Tree, Eastern Red Cedar, Live Oak, Slash Pine, etc.) that are hardier in drier conditions.

Item #3.

Landscape Bufferyard Requirements

As previously requested, the Type 3 bufferyard requires 14-foot-tall trees. Please specify this size of tree in the ½ Type 3 Bufferyard area.

Item #4.

Perimeter VUA Requirements

It appears that 75% of the VUA trees are not shade trees as required (Section 4.663.A.4 (a), LDR). A shade tree is defined in the code as being able to grow to 35 feet in height and having a crown spread of 30 feet. Silver buttonwoods are not considered shade trees. Sabal palms can qualify if planted as a group of three (as was specified) if they are not “hurricane cut.” Please add a note on the plan that hurricane cutting is not allowed, and only brown fronds and brown seed pods may be removed from sabals in the VUA. Please prove that 75% of the VUA trees are shade trees.

Item #5.

Preserve Area Interface Requirements

As is required in Section 4.663.E., LDR, native plantings are required in detention areas where a preserve exists on site. Although some native plantings were specified, the Bahia grass is not a native plant. Some plants that may do well in this dry detention area are sunshine mimosa (*Mimosa strigillosa*), *Spartina bakeri* or other native bunch grasses.

Item #6.

Protected Trees

As previously requested, the 5 protected trees (7, 19, 20, 21, 31, 34) are not shown as being barricaded on the construction plans. Please show these trees as barricaded and protected on the Horizontal Control and Demolition construction plans.

Also, there are existing 4 existing mature pine trees located on the NW perimeter of the dry detention area that were spared in 2012 when they constructed a detention area in that same location. Can you please reconsider protecting these trees (43, 44, 45 and 46) or explain why they cannot be protected.

K. Determination of compliance with transportation requirements – Engineering Department

Findings of Compliance:

The Traffic Division of the Public Works Department finds this application in compliance.

Compliance with Adequate Public Facilities Ordinance:

Staff has reviewed the Traffic Statement prepared by O'Rourke Engineering & Planning, dated November 2022. O'Rourke Engineering & Planning stated that the site's maximum impact was assumed to be 10 directional trips during the PM peak hour. Staff finds that SW Kanner Highway is the recipient of a majority of the generated trips. The generalized service capacity of SW Kanner Highway is 3020. The project impact is 0.33% of the maximum volume of that roadway. SW Kanner Highway is currently operating at a level of service C; it is anticipated to operate at level of service C at buildout (year 2023).

This application satisfies the Adequate Public Facilities Standard; it has a De Minimis impact (an impact that would not affect more than one percent of the maximum volume at the adopted level of service of the affected road facility) (Article 5, Division 1, Section 5.3).

L. Determination of compliance with county surveyor – Engineering Department

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

M. Determination of compliance with engineering, storm water and flood management requirements – Engineering Services Division

Unresolved Issues:

Item #1.

Off Street Parking

1. As previously stated, it appears that a 19-foot one-way drive aisle may be insufficient to accommodate the larger vehicle parking stalls.
2. As previously stated, the proposed layout does not appear to accommodate fire rescue vehicle circulation. Although an auto turn was provided, the circulation starts and stops, and it is unclear what vehicle specifications were utilized. Turning radii must meet a minimum of 25- feet inside and 45-feet outside. Label all turning radii within the site.
3. As previously stated, provide site specific cross sections through the entrance drive and through the southwestern parcel boundary demonstrating how the proposed improvements tie into the approved parking lot for the adjacent restaurant.

Item #2.

Stormwater Management Materials – Final Site Plan

1. As previously stated, the stormwater management report must include the certification language. [LDR Section 4.384.A.2].

2. As previously stated, please provide a topographic survey plan with a signature and seal. [4.343.A & 4.384.A.3; STORMWATER MANAGEMENT AND FLOOD PROTECTION STANDARDS FOR DESIGN AND REVIEW, SECTIONS 1.4.A.2.b & 1.4.A.3.c]
3. As previously stated, provide an existing conditions map including water management facilities, drainage basin boundaries, vegetated areas, wetlands, impervious areas, adjacent wetlands, adjacent developments, all wells and septic systems within 100 feet of the perimeter of the excavation, the FEMA flood zone(s), the location relative to the Coastal High Hazard Area. or any other significant adjacent features. Although the response to comments indicated that it was provided in Appendix A, staff was unable to locate the map. [4.343.A & 4.384.A.3; STORMWATER MANAGEMENT AND FLOOD PROTECTION STANDARDS FOR DESIGN AND REVIEW, SECTIONS 1.4.A.2.b & 1.4.A.3.c]
4. As previously stated, provide a pre and post development drainage map of the basin or basins within which the development lies shall be submitted. All basins and the sizes of the basins in acres must be shown. The outlines and sizes in acres of all existing and proposed drainage areas shall be shown and related to corresponding points of flow concentration. Flow paths shall be indicated throughout, including final outfalls from the development and basins. Although the response to comment indicated that these were provided in Appendix D, staff was unable to locate the documentation. [STORMWATER MANAGEMENT AND FLOOD PROTECTION STANDARDS FOR DESIGN AND REVIEW, SECTIONS 1.4.B.8.c]

Item #3.

Stormwater Management Report - POST DEVELOPMENT

1. As previously stated, off-site flows are present and have not been accounted for. [LDR Section 4.385.B.6 and Stormwater and Flood Protection Standards for Design and Review 1.4.B.2.b]
2. Provide time-stage runs in the ICPR report for the design storms (only recovery is provided).
3. Revise recovery analysis to clearly demonstrate how the system will recover half of the water quality treatment volume between 24 hours and five days and 90-percent of entire volume in 12 days from cessation of the storm event [LDR Section 4.385.F.4]

Item #4.

Stormwater Management - Construction Plans

1. As previously stated, clearly demonstrate the location and minimum elevation at which the perimeter berm is met. In some locations, the pavement is being utilized for stormwater containment, but does not meet the minimum elevation. Additionally, in several locations the location of the perimeter berm on the plan view does not match the sections. Limits of regrading are still unclear/inconsistent. In many locations it is unclear how the proposed improvements will tie into existing grades without exceeding a 4:1 slope.
2. Revise the construction plans to provide provisions for the removal of oils and sedimentation (such as a baffle). Although a construction detail for the baffle was included, the control structure specifications do not reference the requirement for a baffle.

Development Order Conditions:

The Owner is not authorized to haul fill off the site and must coordinate with the County Engineer regarding the routes and timing of any fill to be hauled to the site. The Owner must comply with all County excavation and fill regulations.

N. Determination of compliance with addressing and electronic file submittal requirements – Growth Management and Information Technology Departments

Addressing

Findings of Compliance:

The application has been reviewed for compliance with Division 17, Addressing, of the Martin County Land Development Regulations. Staff finds that the proposed site plan / plat complies with applicable addressing regulations. All street names are in compliance. They meet all street naming regulations in Article 4, Division 17, Land Development Regulations. Martin County, Fla. (2023).

Electronic File Submittal

Findings of Compliance:

Both AutoCAD site plan and boundary survey were received and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2023)

O. Determination of compliance with utilities requirements – Utilities Department

Water and Wastewater Service

Findings of Compliance:

This development application has been reviewed for compliance with applicable statutes and ordinances and the reviewer finds it in compliance with Martin County's requirements for water and wastewater level of service. [Martin County, Fla., LDR, Article 4, Division 6 and 7, (2016)]

Wellfield and Groundwater Protection

Findings of Compliance:

The application has been reviewed for compliance under the Wellfield Protection Program. The reviewer finds the application in compliance with the Wellfield Protection and Groundwater Protection Ordinances. [Martin County, Fla., LDR, Article 4, Division 5] (2016)

P. Determination of compliance with fire prevention and emergency management requirements – Fire Rescue Department

Fire Prevention

Findings of Compliance:

The Fire Prevention Division finds this submittal to be in compliance with the applicable provisions governing construction and life safety standards of the Florida Fire Prevention Code. This occupancy shall comply with all applicable provisions of governing codes whether implied or not in this review, in addition to all previous requirements of prior reviews.

Informational:

NEEDED FIRE FLOW REQUIREMENT FOR WATER SUPPLY BUILDINGS

Identify the Needed Fire Flow Requirements for all buildings / structures. Fire flow calculations shall be prepared by a professional engineer currently licensed in the state of Florida for each newly constructed building. Per Florida Administrative Code section 61G15-32.004

Relocate proposed hydrant to the same side of the road as the FDC.

BDA requirements

Florida Statute (FS) 633.202 – Florida Fire Prevention Code, states that oversight and enforcement of the Two-Way Radio Enhancements Systems/BDAS is the responsibility of the Authority Having Jurisdiction (AHJ), officially known as MCFR Fire Prevention Division.

Reporting Requirements: 1. Perform a pre survey signal strength test per Florida Fire Prevention Code 6th ed. and submit results to the MCFR Fire Prevention Division. 2.If a Two-Way Radio Communication Enhancement System is required, then apply for the appropriate permit within the required time frame and submit to MC Communications Russell Norvell 772-320-3132
rnorvell@martin.fl.us

If you have any questions regarding this notification, please contact the Martin County Fire Marshal's Office at 772-288-5633 or via email at Fire_prev@martin.fl.us.

<https://www.martin.fl.us/resources/bda-codes-and-standards>

NFPA 1: Fire Code -18.2.2.2 Access to Gated Subdivisions or Developments.

The AHJ shall have the authority to require fire department access be provided to gated subdivisions or developments through the use of an approved device or system.

All electric gates and barrier arms entering a Martin County Community and gated Commercial property are required to install a radio transceiver system (www.click2enter.net) and an electric key switch (www.knoxbox.com)

Martin County Fire Rescue utilizes the Knox Access system. www.knoxbox.com
Click2enter Inc. www.click2enter.net

Contact the Fire Prevention office at (772)288-5633 for information

Emergency Management

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

Q. Determination of compliance with Americans with Disability Act (ADA) requirements – General Services Department

Unresolved Issues:

As previously stated, provide additional proposed elevations for the sidewalk demonstrating that a 2% cross slope is not exceeded. Not all sidewalk areas are addressed. [LDR Section 4.843.G]

R. Determination of compliance with Martin County Health Department and Martin County School Board

Martin County Health Department

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

Martin County School Board

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

S. Determination of compliance with legal requirements – County Attorney's Office

Review ongoing.

T. Determination of compliance with adequate public facilities requirements – responsible departments

The following is a summary of the review for compliance with the standards contained in Article 5.32.D of the Adequate Public Facilities, Land Development Regulations (LDR's), Martin County Code for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities (Section 5.32.D.3.a, LDR)

Service provider - Martin County

Findings - positive evaluation

Source – Martin County Utilities

Reference - see Section O of this staff report

Sanitary sewer facilities (Section 5.32.D.3.b, LDR)

Sewer provider - Martin County

Findings - positive evaluation

Source – Martin County Utilities

Reference - see Section O of this staff report

Solid waste facilities (Section 5.32.D.3.c, LDR)

Findings - in place

Source - Growth Management Department

Stormwater management facilities (Section 5.32.D.3.d, LDR)

Findings - pending

Source - Engineering Services Department

Reference - see Section M of this staff report

Community park facilities (Section 5.32.D.3.e, LDR)

Findings - in place

Source - Growth Management Department

Road facilities (Section 5.32.D.3.f, LDR)

Findings - pending

Source – Engineering Services Department

Reference - see Section M of this staff report

Mass transit facilities (Section 5.32.D.3.g, LDR)

Findings - positive evaluation

Source - Engineering Department

Reference - see section L of this staff report

Public safety facilities (Section 5.32.D.3.h, LDR)

Findings - in place

Source - Growth Management Department

Reference - see Section P of this staff report

Public school facilities (Section 5.32.D.3.i, LDR)

Findings – N/A

Source - Growth Management Department

Reference - see Section R of this staff report

A timetable for completion consistent with the valid duration of the development is to be included in the Certificate of Public Facilities Reservation. The development encompassed by Reservation Certificate must be completed within the timetable specified for the type of development.

U. Post-approval requirements

After approval of the development order, the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. Approval of the development order is conditioned upon the applicant's submittal of all required documents, executed where appropriate, to the Growth Management Department (GMD), including unpaid fees, within sixty (60) days of the final action granting approval.

Please submit all of the following items in a single hard copy packet and in electronic pdf format (on disk or flash drive) with the documents arranged in the order shown in the list below. The 24" x 36" plans should be submitted rolled and in separate sets as itemized below.

Item	Description	Requirement
1.	Response to Post Approval Requirements List	The applicant will submit a response memo addressing the items on the Post Approval Requirements List.
2.	Post Approval Fees	The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.
3.	Recording Costs	The applicant is responsible for all recording costs. The Growth Management Department will calculate the recording costs and contact the applicant with the payment amount required. Checks should be made payable to the Martin County Clerk of Court.
4.	Warranty Deed	One (1) copy of the recorded warranty deed if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating that no title transfer has occurred.
5.	Unity of Title	Original and one (1) copy of the current Unity of Title in standard County format if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating so that no transfer has occurred.
6.	Construction Plans	One (1) 24" x 36" copy of the approved construction plans signed and sealed by the Engineer of Record licensed in the State of Florida. Rolled.
7.	Approved Final Site Plan	One (1) copy 24" x 36" of the approved final site plan.
8.	Approved Landscape Plan	One (1) 24" x 36" copy of the approved landscape plan signed and sealed by a landscape architect licensed in the State of Florida.
9.	Approved Elevations	One (1) 24" x 36" copy of the approved elevation drawings signed and sealed by a licensed architect.
10.	Digital Copy of Site Plan	One (1) digital copy of site plan in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.

Item	Description	Requirement
11.	Engineer's Design Certification	Original of the Engineer's Design Certification, on the County format, which is available on the Martin County website, signed and sealed by the Engineer of Record licensed in the State of Florida.
12.	Water & Wastewater Service Agreement	Original and one (1) copy or two (2) copies of the executed and signed Water and Wastewater Service Agreement with Martin County Utilities and one (1) copy of the payment receipt for Capital Facility Charge (CFC) and engineering and recording fees.
13.	Flash/Thumb Drive	One (1) blank flash/ thumb drive for digital file recording.

V. Local, State, and Federal Permits

Approval of the development order is conditioned upon the applicant's submittal of all required applicable Local, State, and Federal Permits to Martin County prior to scheduling the pre-construction meeting.

W. Fees

Public advertising fees for the development order will be determined and billed subsequent to the public hearing. Fees for this application are calculated as follows:

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$9,127	\$9,127	\$0.00
Inspection fees:	\$4,000		\$4,000
Advertising fees *:			
Recording fees **:			
Impact fees***:			

* Advertising fees will be determined once the ads have been placed and billed to the County.

** Recording fees will be identified on the post approval checklist.

***Impact fees are required at building permit.

X. General application information

Applicant: Land America 225 LLC
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Engineer of Record: Bowman Consulting
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Y. Acronyms

ADA	Americans with Disability Act
AHJ	Authority Having Jurisdiction
ARDP	Active Residential Development Preference
BCC	Board of County Commissioners
CGMP	Comprehensive Growth Management Plan
CIE	Capital Improvements Element
CIP	Capital Improvements Plan
FACBC	Florida Accessibility Code for Building Construction
FDEP	Florida Department of Environmental Protection
FDOT	Florida Department of Transportation
LDR	Land Development Regulations
LPA	Local Planning Agency
MCC	Martin County Code
MCHD	Martin County Health Department
NFPA	National Fire Protection Association
SFWMD	South Florida Water Management District
W/WWSA	Water/Waste Water Service Agreement

Z. Attachments